156.0	0003	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,138,500	/	1,138,500
USE VALUE:	1,138,500	/	1,138,500
ASSESSED:	1,138,500	/	1,138,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANDARAS GREGORY H
Owner 2:	KANDARAS HELEN
Owner 3:	
Street 1:	29 PARK CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AGGOURAS ANTHONY & EUGENIA -
Owner 2:	-
Street 1:	29 PARK CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Vinyl Exterior and 3388 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8700.000	579,700	14,000	544,800	1,138,500
Total Card	0.200	579,700	14,000	544,800	1,138,500
Total Parcel	0.200	579,700	14,000	544,800	1,138,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.09 | /Parcel: 336.09

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	103934
GIS Ref	
GIS Ref	
Insp Date	07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	579,700	14000	8,700.	544,800	1,138,500		Year end	12/23/2021
2021	101	FV	563,000	14000	8,700.	544,800	1,121,800		Year End Roll	12/10/2020
2020	101	FV	563,000	14000	8,700.	544,800	1,121,800	1,121,800	Year End Roll	12/18/2019
2019	101	FV	419,000	14400	8,700.	510,700	944,100	944,100	Year End Roll	1/3/2019
2018	101	FV	419,000	14400	8,700.	422,200	855,600	855,600	Year End Roll	12/20/2017
2017	101	FV	419,000	14400	8,700.	388,200	821,600	821,600	Year End Roll	1/3/2017
2016	101	FV	419,000	14400	8,700.	354,100	787,500	787,500	Year End	1/4/2016
2015	101	FV	409,400	14700	8,700.	347,300	771,400	771,400	Year End Roll	12/11/2014

!12235!

PRINT

Date	Time
12/30/21	14:12:18

LAST REV

Date	Time
08/15/18	09:13:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12235

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AGGOURAS ANTHON	35730-287		6/21/2002		659,000	No	No		
AGGOURAS ANTHON	27616-14		8/27/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	103934
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2002	45	Add Bath	25,000	C				ADD BATH-REMODEL B

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	BS	Barbara S
1/20/2009	Measured	372	PATRIOT
1/11/2000	Inspected	276	PATRIOT
11/30/1999	Measured	268	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8700		Sq. Ft.	Site		0	80.	0.78	9									544,801						544,800	

Total AC/HA:	0.19972	Total SF/SM:	8700	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	544,801	Spl Credit		Total:	544,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09191918
Const Adj.:	1.00700593
Adj $ / SQ:	142.944
Other Features:	145500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649875
Depreciation:	70187
Depreciated Total:	579689

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M

Totals		
1	10	4

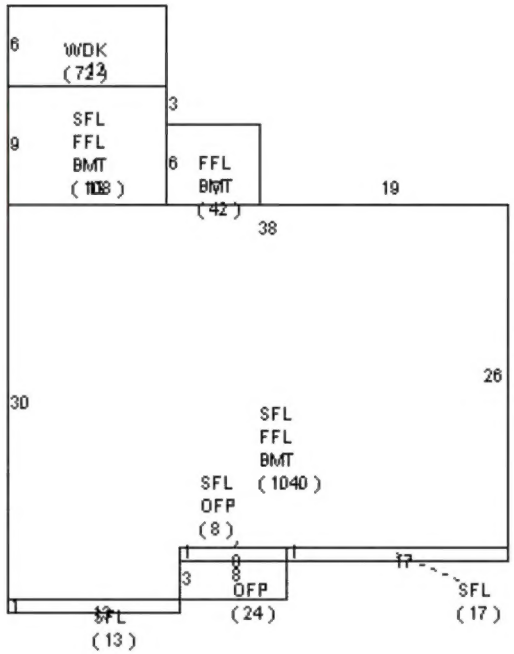
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	157.24
Special Features:	0	Val/Su Net:	157.96
Final Total:	579700	Val/Su SzAd	243.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,190	86.620	103,083
FFL	First Floor	1,190	142.940	170,103
SFL	Second Floor	1,186	142.940	169,532
WDK	Deck	72	16.110	1,160
OFP	Open Porch	32	44.310	1,418

Net Sketched Area:	3,670	Total:	445,296
Size Ad	2376	Gross Area	3670	FinArea	3388
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	85	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16x35	G	GD	1996	27.98	T	13.8	101			13,500			13,500
2	Frame Shed	D	Y	1	8X8	F	FR	1990	0.00	T	29	101						
2	Frame Shed	D	Y	1	12X8	F	FR	1990	0.00	T	29	101						
19	Patio	D	Y	1	8X20	F	FR	1990	4.13	T	29	101			500			500

PARCEL ID

156.0-0003-0018.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	14,000	Total Special Featues:		Total:	14,000